

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 39				
% of Funds Committed	90.94 %	93.23 %	23	93.55 %	28	26	
% of Funds Disbursed	84.23 %	86.70 %	25	86.03 %	35	33	
Leveraging Ratio for Rental Activities	0.73	4.53	20	4.83	15	13	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	74.79 %	1	81.34 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.84 %	59.11 %	17	70.65 %	48	52	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	76.01 %	1	81.57 %	100	100	
% of 0-30% AMI Renters to All Renters***	75.00 %	39.96 %	6	45.66 %	85	91	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.24 %	1	96.25 %	100	100	
Overall Ranking:			In State: 10 / 39		Nationally: 72 74		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$47,500	\$15,899		\$27,146	8 Units	2.60 %	
Homebuyer Unit	\$12,917	\$10,137		\$15,140	230 Units	73.70 %	
Homeowner-Rehab Unit	\$48,202	\$31,343		\$20,860	67 Units	21.50 %	
TBRA Unit	\$44,098	\$3,767		\$3,210	7 Units	2.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Denton TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,138	\$89,777	\$60,643
State:*	\$57,008	\$61,684	\$34,026
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.77

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	87.5	39.1	23.9	100.0
Black/African American:	12.5	7.8	50.7	0.0
Asian:	0.0	0.9	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.4	0.0	0.0

ETHNICITY:

Hispanic	0.0	51.7	25.4	0.0
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HOUSEHOLD SIZE:

1 Person:	25.0	16.1	25.4	100.0
2 Persons:	0.0	19.1	26.9	0.0
3 Persons:	75.0	19.6	11.9	0.0
4 Persons:	0.0	21.3	11.9	0.0
5 Persons:	0.0	14.8	13.4	0.0
6 Persons:	0.0	4.8	7.5	0.0
7 Persons:	0.0	2.2	3.0	0.0
8 or more Persons:	0.0	2.2	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.5	20.9	11.9	100.0
Elderly:	0.0	0.0	44.8	0.0
Related/Single Parent:	75.0	17.4	22.4	0.0
Related/Two Parent:	0.0	53.9	20.9	0.0
Other:	12.5	7.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.5	0.0 [#]
HOME TBRA:	12.5	
Other:	75.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Denton State: TX Group Rank: 72
 (Percentile)
 State Rank: 10 / 39 PJs Overall Rank: 74
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	75.84	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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